



## Common Road, Shelfanger, Diss, IP22 2DP

**Guide Price £240,000 - £250,000**

Enjoying a rural but yet not isolated position, this spacious (over 800 sq ft) three/four bedroom house occupies a large plot and boasts far reaching rural views.

- Large plot
- Over 800 sq ft
- Far reaching rural views
- Potential for 4th bedroom
- Versatile living space
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.



## Property Description

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### Situation

Found upon a small country lane towards the outskirts of the village, the property is set well back from the road upon an elevated position enjoying far reaching rural views over the open countryside. The traditional and tranquil village of Shelfanger is found three miles to the north of Diss surrounded by the idyllic Norfolk rural countryside. The historic market town of Diss is situated on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three/four bedroom mid-terrace house having been built some 50 or so years ago of traditional construction for the time having had the benefit of replacement sealed unit upvc double glazed windows and doors (installed 4 years ago), whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers spacious accommodation in the regions of 800 sq ft with the opportunity of a fourth bedroom at ground floor level if required.

### Externally

The property is set well back from the road having particularly large gardens to the front being predominantly laid to lawn. To the rear the gardens are of a generous size with a vegetable garden backing onto rural countryside.



The rooms are as follows:

**ENTRANCE HALL:** 3' 4" x 3' 8" (1.03m x 1.12m) Access via upvc double glazed frosted door a good space for shoes and coats and arch giving access to reception room one.

**RECEPTION ROOM ONE:** 11' 1" narrowing to 9' 7" x 13' 3" (3.39m narrowing to 2.94m x 4.06m) With large picture window to the front aspect enjoying views over the gardens and fields beyond. Exposed pine flooring boarding and arch giving access to the inner hall.

**INNER HALL:** 4' 3" x 7' 10" (1.32m x 2.39m) With upvc door to rear giving external access and internal access to the kitchen, reception room two, bathroom and stairs rising to first floor level.

**RECEPTION ROOM TWO/BEDROOM FOUR:** 7' 8" x 11' 3" (2.34m x 3.44m) With window to the rear aspect currently used as a formal dining room, however in previous years has been used as a ground floor bedroom.

**KITCHEN:** 15' 11" x 8' 11" (4.86m x 2.73m) A bright and spacious double aspect room with windows to the front and rear, the kitchen offers an extensive range of wall and floor units with marble effect roll top work surfaces and space for white goods etc.

**BATHROOM:** 5' 8" x 8' 1" (1.73m x 2.48m) With panelled bath and electric shower over, low level wc, hand wash basin and heated towel rail.

**FIRST FLOOR LEVEL - LANDING:**

Giving access to the three bedroom.

**BEDROOM ONE:** 15' 11" x 9' 0" (4.86m x 2.75m) A double aspect room with windows to the front and rear entertaining outstanding far reaching rural views being a generous double bedroom.

**BEDROOM TWO:** 8' 9" x 13' 6" (2.68m x 4.12m) With window to the rear aspect being a generous double bedroom. Built-in storage cupboard over stairs.

**BEDROOM THREE:** 6' 10" x 10' 4" (2.10m x 3.17m) Although the smaller of the three bedrooms still a good size and able to cater for a double bed if required.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 7956



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

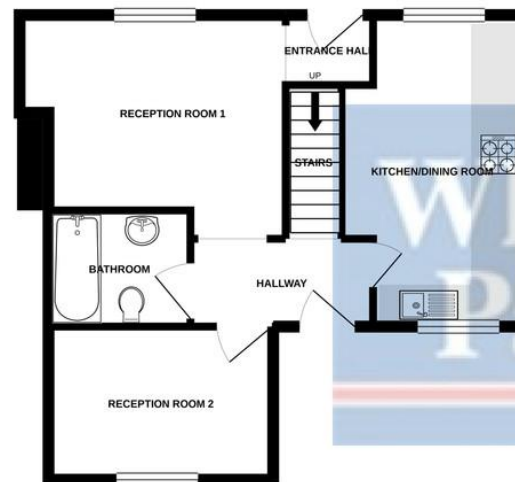
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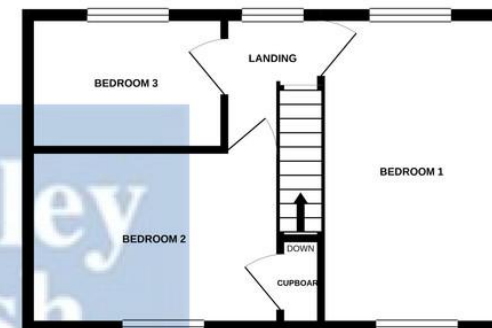
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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